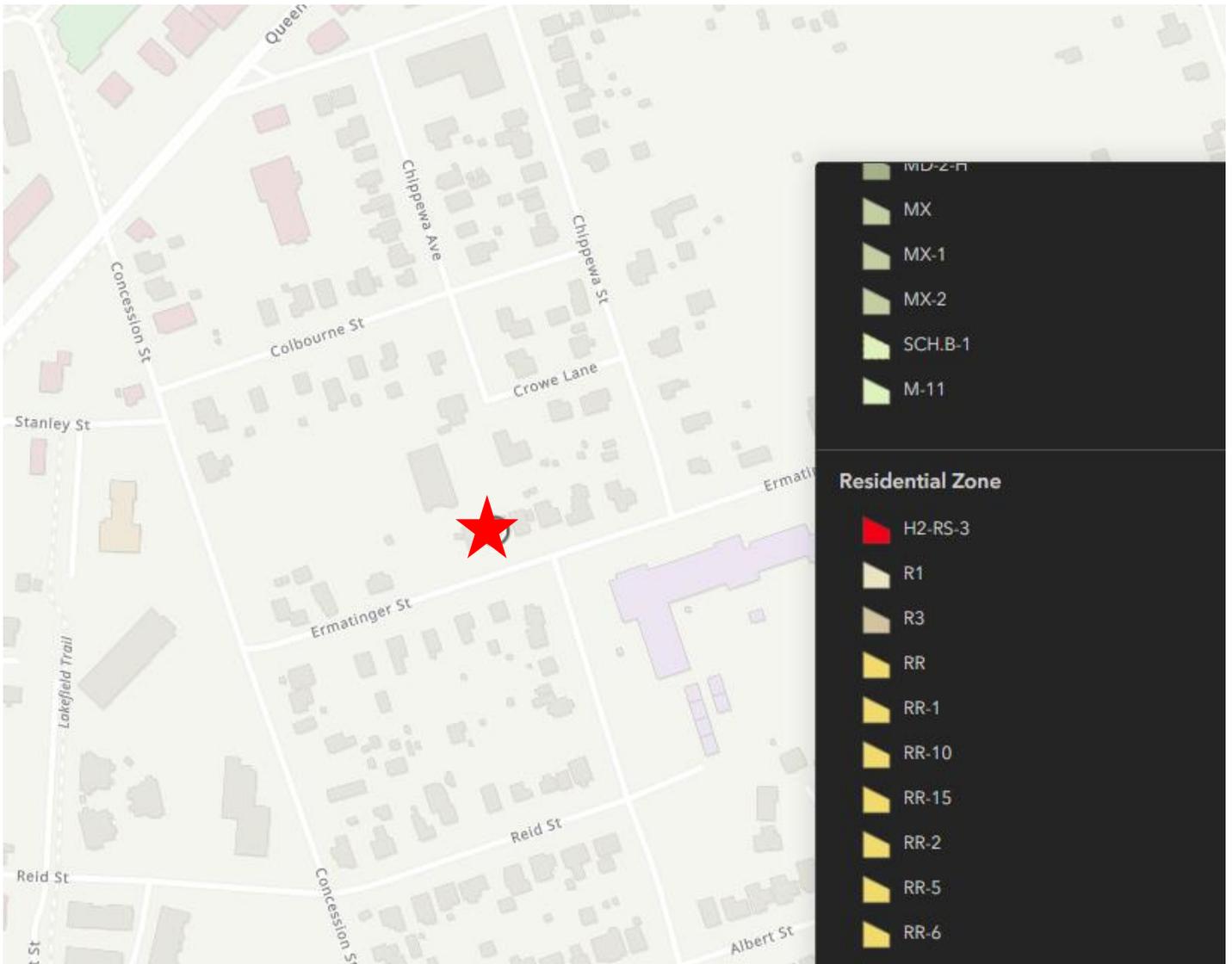


# Zoning Information

## 30 Ermatinger Street Lakefield



R1 – Urban Residential Zone



**The Corporation of the Township of Selwyn  
Comprehensive Zoning By-Law  
(By-Law No. 2009-021)**

*Office Consolidation up to and including By-law No. 2024-077 (January 31, 2025)*

**Part II**

**Section 4.9 – Residential Type One (R1) Zone**

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**4.9 Residential Type One (R1) Zone**

No person shall, within any Residential Type One (R1) Zone, use any land, or erect, alter, or use any building or structure, except in accordance with the following provisions.

**4.9.1 Permitted Uses**

**4.9.1.1 Residential Uses**

- a) single-detached dwelling;
- b) second unit in accordance with the provisions of Section 3.41 of this By-law;
- c) existing semi-detached, duplex or multi-unit dwellings;
- d) Type A home occupation use within the principal dwelling;
- e) group home;
- f) boarding, lodging or rooming house within a dwelling serviced by municipal water supply and sanitary sewers in accordance with the provisions of Section 3.49 of this By-law.

**4.9.1.2 Non-Residential Uses**

- a) public use or utility in accordance with the provisions of Section 3.39 of this By-law.

**4.9.1.3 Accessory Uses**

Uses, buildings or structures accessory to any of the foregoing permitted uses specified under Subsections 4.9.1.1 and 4.9.1.2 hereof and in accordance with the provisions of Section 3.1 of this By-law.

**4.9.2 Exceptions**

Any exceptions referred to in Schedule “B” applicable to the land building or structure.

Part II

Section 4.9 – Residential Type One (R1) Zone

**4.9.3 Zone Regulations - Single Detached Dwelling Serviced By Municipal Water Supply & Sanitary Sewers**

i)	Lot Area (Minimum)	510 sq. m
ii)	Lot Frontage (Minimum)	
	Interior Lot	15 m
	Exterior/Corner Lot	18 m
iii)	Building Height (Maximum)	11 m
iv)	Front Yard (Minimum)	7.5 m
v)	Exterior Side Yard (Minimum)	5 m
vi)	Rear Yard (Minimum)	7.5 m
vii)	Dwelling Unit Area (Minimum)	92 sq. m
viii)	Maximum Lot Coverage (all buildings and structures)	30%
ix)	Dwellings Per Lot (Maximum)	one
x)	Landscaped Open Space (Minimum)	30%

**4.9.3.1 Interior Side Yard**

The minimum interior setback shall be 4.8 m on one side and 1.2 m on the other side unless a garage or carport is attached to or is within the main dwelling in which case the minimum interior side yard setback shall be 1.2 m for both interior side yards.

**4.9.3.2 Minimum Setback from Street Centreline**

Minimum setback shall be 17.6 m except where the exterior side yard is adjacent a public street or road in which case the minimum setback requirement from street centreline shall be 15 m.

**4.9.4 Zone Regulations - Single Detached Dwelling Serviced By Municipal Water Supply Or Private Wells & Private Sewage Treatment Facilities**

i)	Lot Area (Minimum)	4050 sq. m
ii)	Lot Frontage (Minimum)	45 m

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Section 4.9 – Residential Type One (R1) Zone

iii)	Lot Depth (Minimum)	60 m
iv)	Building Height (Maximum)	11 m
v)	Front Yard (Minimum)	7.5 m
vi)	Exterior Side Yard (Minimum)	5 m
vii)	Rear Yard (Minimum)	10 m
viii)	Dwelling Unit Area (Minimum)	92 sq. m
ix)	Maximum Lot Coverage (all buildings and structures)	20%
x)	Dwellings Per Lot (Maximum)	one
xi)	Landscaped Open Space (Minimum)	30%

**4.9.4.1 Interior Side Yard**

Minimum width shall be 4.8 m on one side, 1.2 m on the other side, plus 0.6 m on the narrow side for each additional or partial storey above the first, provided that where a garage or carport is attached to or is within the main residential building on the lot or the lot is a corner lot, the minimum width of the interior side yard shall be 1.2 m plus 0.6 m for each additional or partial storey above the first.

**4.9.4.2 Minimum Setback from Street Centreline**

Minimum setback shall be 17.6 m except where the exterior side yard is adjacent a public street or road in which case the minimum setback from street centreline shall be 15 m.

**4.9.5 High Water Mark – Setback Provisions**

Notwithstanding the minimum yard setback provisions as set forth under Sections 4.9.3 and 4.9.4 herein to the contrary, all provisions of Section 3.15, High Water Mark – Setback Provisions, of this By-law to the use of any land, building or structure permitted within the Residential Type One (R1) Zone shall apply and be complied with.

**4.9.6 Source Water Protection Overlay Zone**

Notwithstanding the permitted uses as set forth under Section 4.9.1 herein to the contrary, all the provisions of Section 3.44, Source Water Protection Overlay Zone, of this By-law where applicable to the use of any land, building, or structure within the Residential Type One (R1) Zone shall apply and be complied with.”

**Part II**

**Section 4.9 – Residential Type One (R1) Zone**

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**4.9.7 General Zone Provisions**

All provisions of Section 3, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Residential Type One (R1) Zone shall apply and be complied with.